

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Pinellas County Consortium**

State: **FL**

PJ's Total HOME Allocation Received: **\$30,221,442**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

| Category   | PJ       | State Average | State Rank       | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------------|---------------|------------------------------|---------|---------|
|  |          |               |                  |               | Group                        | B       | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: 31 |               |                              |         |         |
| % of Funds Committed   | 92.18 %  | 90.35 %       | 11               | 92.07 %       | 52                           | 49      |         |
| % of Funds Disbursed   | 85.82 %  | 80.96 %       | 7                | 84.14 %       | 52                           | 52      |         |
| Leveraging Ratio for Rental Activities                           | 4.33     | 6.53          | 1                | 4.79          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 82.17 %  | 79.75 %       | 18               | 81.45 %       | 26                           | 25      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 67.35 %  | 59.31 %       | 13               | 69.74 %       | 35                           | 37      |         |
| <b>Low-Income Benefit:</b>                                       |          |               |                  |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 83.69 %  | 74.70 %       | 11               | 80.97 %       | 49                           | 48      |         |
| % of 0-30% AMI Renters to All Renters***                         | 26.88 %  | 37.26 %       | 18               | 45.50 %       | 15                           | 18      |         |
| <b>Lease-Up:</b>   |          |               |                  |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 96.15 %       | 1                | 95.55 %       | 100                          | 100     |         |
| <b>Overall Ranking:</b>  |          |               | In State:        | 10 / 31       | Nationally:                  | 37 42   |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |                  |               |                              |         |         |
| Rental Unit  | \$21,919 | \$18,608      |                  | \$26,831      | 785 Units                    | 49.50 % |         |
| Homebuyer Unit   | \$12,237 | \$18,679      |                  | \$15,029      | 679 Units                    | 42.80 % |         |
| Homeowner-Rehab Unit   | \$27,696 | \$28,406      |                  | \$20,806      | 121 Units                    | 7.60 %  |         |
| TBRA Unit  | \$0      | \$3,694       |                  | \$3,228       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

**Participating Jurisdiction (PJ):** Pinellas County Consortium FL

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$44,288 | \$80,392  | \$30,791  |
| <b>State:*</b>     | \$67,267 | \$95,903  | \$35,707  |
| <b>National:**</b> | \$96,090 | \$75,663  | \$23,585  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 0.86

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   | <b>HOUSEHOLD TYPE:</b>   |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">78.0</span> | <span style="border: 1px solid black; padding: 2px;">80.4</span> | <span style="border: 1px solid black; padding: 2px;">89.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">19.9</span> | <span style="border: 1px solid black; padding: 2px;">37.8</span>             | <span style="border: 1px solid black; padding: 2px;">24.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">14.1</span> | <span style="border: 1px solid black; padding: 2px;">8.0</span>  | <span style="border: 1px solid black; padding: 2px;">7.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">54.3</span> | <span style="border: 1px solid black; padding: 2px;">7.4</span>              | <span style="border: 1px solid black; padding: 2px;">32.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">15.2</span> | <span style="border: 1px solid black; padding: 2px;">31.1</span>             | <span style="border: 1px solid black; padding: 2px;">15.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">7.8</span>  | <span style="border: 1px solid black; padding: 2px;">19.0</span>             | <span style="border: 1px solid black; padding: 2px;">20.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">2.9</span>  | <span style="border: 1px solid black; padding: 2px;">4.6</span>              | <span style="border: 1px solid black; padding: 2px;">5.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>ETHNICITY:</b>                        |  |  |  |   |  |  |  |  |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">7.0</span>  | <span style="border: 1px solid black; padding: 2px;">9.3</span>  | <span style="border: 1px solid black; padding: 2px;">2.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">68.8</span> | <span style="border: 1px solid black; padding: 2px;">39.5</span> | <span style="border: 1px solid black; padding: 2px;">42.1</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">24.7</span> | <span style="border: 1px solid black; padding: 2px;">1.2</span> <sup>#</sup> |  |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">13.1</span> | <span style="border: 1px solid black; padding: 2px;">27.0</span> | <span style="border: 1px solid black; padding: 2px;">27.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">8.0</span>  | <span style="border: 1px solid black; padding: 2px;">15.9</span> | <span style="border: 1px solid black; padding: 2px;">11.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">8.9</span>  |  |  |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">6.4</span>  | <span style="border: 1px solid black; padding: 2px;">11.5</span> | <span style="border: 1px solid black; padding: 2px;">9.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">66.4</span> |  |  |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">3.4</span>  | <span style="border: 1px solid black; padding: 2px;">3.5</span>  | <span style="border: 1px solid black; padding: 2px;">7.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">1.9</span>  | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.1</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |  |   |
|  |  |  |  |   | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |  | <span style="border: 1px solid black; padding: 2px;">121</span>  |   |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Pinellas County Consortium

State: FL

Group Rank: 37  
 (Percentile)

State Rank: 10 / 31 PJs

Overall Rank: 42  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 75.25%   | <b>82.17</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 50.43%   | <b>67.35</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>83.69</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 91.30%   | <b>100</b>   |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.340    | <b>2.48</b>  |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

